

R04-19-A-034

1. Applicant Identification Douglas County, Georgia

DUNS Number: **065368698**

Mailing Address: 8700 Hospital Drive
Douglasville, GA 30134
Phone: 770-949-2000
2. Funding Requested
a. Assessment Grant Type Coalition
b. Federal Funds Requested
i. Amount \$600,000
ii Site-Specific Waiver Not Applicable
c. Contamination Hazardous Substances \$400,000 and
Petroleum \$200,000
3. Location Douglas County, GA; City of Villa Rica, GA
4. Property Information for Site-Specific Proposals Not Applicable
5. Contacts
a. Project Director Ron Roberts
Mailing Address: 8700 Hospital Drive
Douglasville, GA 30134
Phone: 770-920-7241
Email: rroberts@co.douglas.ga.us

b. Chief Executive/Highest Ranking Elected Official Dr. Romona Jackson Jones
Mailing Address: 8700 Hospital Drive
Douglasville, GA 30134
Phone: 770-920-7269
Email: rjacksonjones@co.douglas.ga.us
6. Population: Douglas County: 138,283
City of Villa Rica: 13,934
Southern Conservation Trust property is located in
Douglasville, GA population: 33,252

7. Other Factors Checklist

Other Factors	Page #
Community Population is 10,000 or less	
Applicant is, or will assist, a federally recognized Indian tribe or US territory	
The priority brownfield site(s) are impacted by mine-scarred land	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to a body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
The priority site(s) is in a federally designated flood plain.	3
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority

See attached letter from the Georgia Environmental Protection Division (EPD).



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch

2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

December 19, 2018

VIA ELECTRONIC Mail rroberts@co.douglas.ga.us

Mr. Ron Roberts
Planning and Zoning Manager
Douglas County
8700 Hospital Drive
Douglasville, Georgia 30134

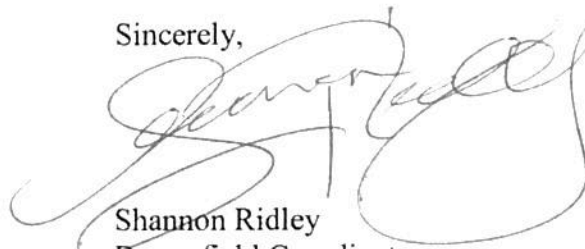
RE: State Acknowledgement Letter – Brownfield Community-Wide Assessment Grant Application
Douglas County, City of Villa Rica, and Southern Conservation Trust

Dear Mr. Roberts:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that Douglas County, the City of Villa Rica, and the Southern Conservation Trust, hereinafter the Coalition, will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the County is applying for \$600,000 for both hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Coalition for such assessment. A successful award would greatly assist these communities in their redevelopment efforts. Thank you for your consideration.

Sincerely,



Shannon Ridley
Brownfield Coordinator

File: FFY 2019 EPA Grant Applicants, Douglas County-Coalition Assessment

RANKING CRITERIA FOR COALITION ASSESSMENT GRANT: Douglas County, GA is the Lead Agency for the Douglas County Coalition that includes the City of Villa Rica located in Douglas and Carroll Counties, GA and the Southern Conservation Trust, a 501(c)(3) non-profit with headquarters in Peachtree City, GA. The Douglas County Coalition is requesting EPA Brownfields Assessment funding to assess and clear brownfields properties within its jurisdiction.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION 1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Douglas County (County) (population 138,283)¹ is located in the Atlanta, GA Metropolitan Statistical Area. Attracting high-wage industries is dependent on having an educated workforce capable of providing needed knowledge and experience. The County's workforce is less educated than the Atlanta region. Retail trade is the largest employment sector within the county, but Health Care/Social Assistance is the fastest growing business sector. These types of jobs require advanced skills training and education. The County is home to a Workforce Training Center that assists displaced workers to acquire new skills. The majority of the population who work in the county commute from outside the county due to a lack of workforce housing. The unemployment rate in the County (3.7% in October 2018)² is the same as the national rate. The County is 55% minority with low-income population of 35%.¹ The County has two Target Areas that are struggling when compared to the rest of the County:

- **Douglas County Target Area (DCTA) 1:** US Hwy-78 (US-78; aka Veteran's Memorial Hwy) between the Cities of Douglasville and Villa Rica, is a gateway into Douglas County. The corridor is characterized by vacant warehouses and derelict industrial facilities which are remnants of prior development emblematic of business bypassed by Interstate Highway I-20. The targeted corridor is 10 miles (mi) long from Chicago Ave in Douglasville to the City Limits of Villa Rica and includes ¼ mi of highway frontage on either side. The County has inventoried 11 brownfields sites in the DCTA 1. The priority site is a 15.8-acre (ac) industrial site. Remnants of a previous parking lot and building foundation of pre-1990s origin exist on the property. The property presents a health risk to trespassers because unsecured potentially contaminated areas are exposed to rain causing contaminated runoff. The population in DCTA1 numbers 2,310, is 56% minority, 39% low-income and 6% unemployed.¹
- **DCTA 2:** The west side of GA Hwy-92 (GA-92), at Lee Rd contains 140 ac on which the county has a 2-year (yr) option to purchase. Located on the site is a Walgreens drug store, a Tractor Supply Company store, three existing or former gas station/convenience stores, the foundations of an unknown previous development, various vacant structures and 10+ acres that appear to be a junk yard with several structures. Potential risk to soil and groundwater exists due to possible contamination from the gas stations and the junk yard. The population living within a ¼ mi radius of DCTA 2 numbers 2,519, is 52% minority, 41% low-income and 9% unemployed.¹

The City of Villa Rica (population 13,934)¹ lies on the border between Douglas and Carroll Counties and is an historic textile manufacturing location. The top 2 industries in the City by employment are health care and education/social services. The City is 43% minority, 43% low-income and 7% unemployed.¹ The City has 2 Target Areas that are faring poorly when compared to the City at large:

- **Villa Rica Target Area (VRTA) 1:** Located on the north side of Villa Rica, Fullerville Textile Heritage Area is the former textile manufacturing center of the region. Bounded on the north by Rockmart and Old Town Rds, on the east by Dallas Hwy, on the south by the Norfolk Southern Railroad and on the east by Industrial Ct E. Target Area 1 is approximately 350 ac of former industrial property, much of it abandoned or vacant, that the City is transitioning to traditional housing to

¹ American Community Survey (ACS) 2012-2016 and EJSCREEN Report. EPA EJSCREEN, <https://ejscreen.epa.gov/mapper/>, Dec 17, 2018.

² Bureau of Labor Statistics. <https://data.bls.gov/map/MapToolServlet>, Dec 27, 2018.

compliment the adjoining neighborhood. The priority site in this area is a 3-ac former textile facility first developed in 1902, on which the City has a site access agreement. Located in a transitional residential area, the site presents a potential health risk to residents who could be exposed to contaminated media on the site. Another targeted site in this area is a former ammunition manufacturer. The population living within ¼ mi radius of VRTA 1 numbers 1,146, is 32% minority, 54% low-income and 9% unemployed.¹

- **VRTA 2:** Starting at Elm Dr, this Target Area follows Anderson Rd, including ¼ mi on either side of it, until it turns into Cleghorn St and intersects US-78. The corridor is residential on Anderson Rd and transitions to commercial on Cleghorn St. The priority site in this Target Area is an 18-ac parcel that the City would like to purchase for future government office space. The city has a signed access agreement for the site. The population living within the VRTA 2 numbers 712, is 36% minority, 54% low-income, and 9% unemployed.¹

The Southern Conservation Trust (SCT) is a growing land trust that protects greenspace, conserves forests, safeguards rivers, shelters wildlife, provides environmental education, and provides access to nature in communities throughout Georgia. The SCT has one Target Area:

- **SCT Target Area (SCTTA):** The former Bear Creek golf course located in south-central Douglas County was closed after an unsuccessful venture in 2003. SCT acquired the property in 2015 after conducting All Appropriate Inquiry (AAI). The original plan included housing along fairways and throughout the development. Roads, curbs, gutters, sewage, water, and storm drains were installed throughout the property. There is also a paved entry, large parking area at the entrance where the pro shop was formerly located. There are paved cart paths throughout along with a club house. The clubhouse has been seriously vandalized by trespassers and will be condemned by the County as it has become a public safety concern due to structural instability. The County hopes to purchase this property from SCT since the #1 public comment while updating the County Comprehensive Plan (Comp Plan)³ was a lack of greenspace and parks in the County. The population living within ¼ mi radius of the SCTTA numbers 18, is 34% minority, 16% low-income and 2% unemployed.¹

1.a. ii. Description of the Priority Brownfield Sites: The priority properties of the Douglas County Coalition are described below.

- **DCTA 1:** The property at 13810 Veterans Memorial Hwy is a priority because of the size, 15.8 ac, and is not suitable for any use in its current state. The property to the east of it appears to be abandoned industrial and to the west active commercial. **Past Uses:** Possibly agriculture-related then commercial. Structure is visible only in aerial photos back to 1990. **Current Uses:** None. **Current Site Conditions:** No structure remains; remnants of parking lot/foundation; overgrown with vegetation. **Potential Environmental Issues:** Possibly both petroleum and hazardous substances based on researched previous land uses.
- **DCTA 2:** The 140-ac parcel on the west side of GA-92 at Lee Rd is a priority for redevelopment in Douglas County. **Past Uses:** Possibly agriculture-related then commercial along GA-92 and side streets. **Current Uses:** Active commercial (gas stations, drug store, tractor supply store) interspersed with vacant and derelict commercial properties (gas station, junk yard, former building foundation). **Current Site Conditions:** Active commercial interspersed with vacant and derelict commercial properties. **Potential Environmental Issues:** Both petroleum and hazardous substances.
- **VRTA 1:** The property at 600 Rockmart Rd is a priority because it is a derelict 3.17-ac site, is currently a potential hazard to the surrounding neighborhood, and the City has a signed site access agreement. **Past Uses:** The property was developed in 1902 as a textile manufacturing facility. **Current Uses:**

³ Final Douglas County Georgia Comprehensive Plan Update, Nov 7, 2018.

None. **Current Site Conditions:** Derelict 130,000 square foot (sf) brick structure. **Potential Environmental Issues:** Asbestos, solvents, heavy metals and other hazardous substance.

- **VRTA 2:** The ~20 ac parcel on Anderson Rd is a priority because the City plans to purchase it for an economic development office. The City has a signed site access agreement. This property is crossed by the Town Branch which seasonally floods putting water quality at risk. **Past Uses:** Agricultural. **Current Uses:** None. **Current Site Conditions:** Overgrown, some dumping evident; remnants of farm buildings. According to FEMA Maps, the site lies partially in the 100-yr flood plain (Zone A) of the Town Branch tributary. **Potential Environmental Issues:** Potential petroleum and hazardous substances.
- **SCTTA:** The ~300 ac parcel on Yeager Rd is a priority because SCT and the County are developing an agreement for purchase by the County for a regional park. The County needs to complete due diligence prior to the transaction. **Past Uses:** Agricultural then golf course. **Current Uses:** None. **Current Site Conditions:** Overgrown; roads, curbs, gutters, sewage, water and storm drains remain throughout the property; paved entryway, parking lot; pro shop; clubhouse; cart paths; dumping is evident. According to FEMA Maps, the site contains two tributaries to Little Bear Creek along which property is designated as Zone AE for flooding. **Potential Environmental Issues:** fertilizers, pesticides, lawn chemicals, and other hazardous substances.

b. Revitalization of the Target Areas 1.b.i. Redevelopment Strategy and Alignment with Redevelopment Plans:

- **DCTA 1:** The US-78 corridor is a mixed-use corridor in the Douglas County Comp Plan's Future Land Use Plan³. It is designated as a "redevelopment corridor for commercial/light industrial" land use. The brownfield sites in this Target Area will remain commercial or light/industrial although some new design restrictions apply regarding layout and facades. Development is encouraged to be in small commercial/industrial parks off the main highway to ease traffic. Small "pocket parks" and paths encourage walking/biking and improve the appearance of the corridor.
- **DCTA 2:** In 2011, The County started plans to extend Lee Rd from its existing end at GA-92 through Pope Rd as a 4-lane boulevard. The purposes for this extension, which is part of the GA-92 Livable Centers Initiative (LCI), were to facilitate economic development along the corridor, reduce congestion, support a walkable corridor, provide improved connectivity, and provide access to key land parcels. This corridor has been identified as suitable for the development of a variety of housing types including workforce housing within walking distance of activity centers. The Lee Rd Extension is seen as a priority project within the LCI vision of creating walkable, mixed-use centers along GA-92. The plan notes the official designation of this area as an Economically Depressed Area (EDA), and points toward the potential of the corridor as an economically diverse activity center. The County has a Master Plan for this Target Area and has access to this property through a 2-yr option to purchase.
- **VRTA 1:** This Target Area is designated as Traditional Neighborhood in the Villa Rica Comp Plan⁴ Future Land Use Plan. Traditional Neighborhoods are characterized by moderate density residential development and neighborhoods, with some areas of higher density. Green space is largely provided on individual lots, but neighborhood open space and/or park amenities may also be provided. The priority property for this Target Area will no longer be used as an industrial facility, but rather redeveloped for community or civic purposes such as a trailhead and park.
- **VRTA 2:** This Target Area transitions from Traditional Neighborhood on the west end to Urban Village on the southeast. Urban Villages feature traditional neighborhood development with a focal

⁴ City of Villa Rica Comprehensive Plan Update, Oct 23, 2018.

point represented by neighborhood commercial development. The priority property is located at the transition line which will be marked by a future bike trail. A second bike trail will cross through the Urban Villages part of the Target Area.

- **SCTTA:** The SCT property, vacant for several years, is now very overgrown, and the state waters on the property have become home to beavers who have created several pond areas on the property. The Target Area totals just over 300 acres, is extremely hilly and varied in its wildlife and topographical features. Redevelopment of the former Bear Creek Golf Course into a recreational green space is in the Douglas County Comp Plan.⁵ The redevelopment vision for the parcel is valuable greenspace in the county that will include designated trails for mountain biking, hiking, and possible equestrian use, and a frisbee golf course.

1.b. ii. Outcome and Benefits of Redevelopment Strategy: The economic and non-economic benefits of redevelopment of the Target Areas for the Coalition are provided below.

- **DCTA 1: Economic Benefits:** Economic development; increased property values; increased tax base; new high wage jobs; re-use of transportation infrastructure; fewer medical expenses for females and low-income population.⁵ **Non-Economic Benefits:** Less blight; new greenspace; fewer cancer and non-cancer health risks for females; for sensitive populations – reduced exposure to lead paint in pre-1960s housing, particulate matter (PM2.5) and wastewater contamination.⁵
- **DCTA 2: Economic Benefits:** Economic development; increased property values; increased tax base; shorter commutes; reuse of infrastructure along GA Hwy-92; fewer medical expenses for females and low-income population.⁵ **Non-Economic Benefits:** Less blight; more workforce housing; more time/opportunity for physical exercise; better access to nutritious food; fewer cancer and non-cancer health risks for females; for sensitive populations – reduced exposure to PM2.5, diesel fumes and cancer-causing air toxins.⁵
- **VRTA 1: Economic Benefits:** Increased property values; reuse of neighborhood transportation and utility infrastructure; fewer medical expenses for females and low-income population.⁵ **Non-Economic Benefits:** Less blight; more public/civic facilities; fewer cancer and non-cancer health risks for females; for sensitive populations – reduced exposure to traffic, hazardous waste and contaminated wastewater.⁵
- **VRTA 2: Economic Benefits:** Economic development; increased property values; increased tax base; new jobs; reuse of neighborhood transportation and utility infrastructure; fewer medical expenses for females and low-income population.⁵ **Non-Economic Benefits:** Less blight; more opportunity for recreation/exercise; fewer cancer and non-cancer health risks for females; for sensitive populations – reduced exposure to traffic, lead paint and contaminated wastewater.⁵
- **SCTTA: Economic Benefits:** Attractive for economic development; reuse of a large amount of transportation/utility infrastructure. **Non-Economic Benefits:** Better quality of life; new greenspace; opportunity for recreation/exercise; for sensitive populations – reduced exposure to traffic.⁵

c. Strategy for Leveraging Resources 1.c.i. Resources Needed for Site Reuse: Douglas County and the City of Villa Rica have ensured they are eligible for state and federal funding by including these redevelopment projects into their respective Comp Plans. SCT has been instrumental in identifying and securing funding for the SCTTA. An old regulation in Douglas County requires that if any of 12 historic sites in the County lose historic status, \$50,000 must be donated by the land owner for conservation. SCT is the current beneficiary of this conservation fund and has already secured \$50,000 for redevelopment at SCTTA from the delisting of one historic site. Any additional money raised in the County from this fund will be also be used in the SCTTA.

⁵ Refer to Section 2.a. ii.

- **DCTA 1:** Phase I and II Environmental Site Assessments (ESAs) will be conducted using EPA Brownfields Assessment grant funding. Site redevelopment will be funded by private investment. The county has allotted staff time during 2020 in its comp plan to review buffer requirements between the corridor and residential areas. The county has secured \$700,000 in Department of Transportation (DOT) funding to expand its Advanced Traffic Management System to various corridors, including US Hwy-78.
- **DCTA 2:** Phase I and II ESAs will be conducted using EPA Brownfields Assessment grant funding. Infrastructure funding secured for the project includes \$100,000 of local and Atlanta Regional Council (ARC) funds to develop an LCI GA-92 Implementation Plan in 2019-2020; \$15,000,000 in local and federal (DOT) funding to begin construction on the Lee Rd Extension and another project in 2019-2023; \$3,000,000 in local, state and federal (DOT) funding to install a multi-purpose trail along GA Hwy-92 in 2019-2023; staff time to prioritize and develop a schedule for the completion of the remaining land use and transportation recommendations from the Lee Rd Extension Study in 2019-2020; and \$5,000 annually to prepare Overlay Districts for Lee and Chapel Hill Rds in 2019-2021.
- **VRTA 1 and 2:** Phase I and II ESAs will be conducted using EPA Brownfields Assessment grant funding. Individual site redevelopment will be funded by private investment. Funding for the larger Target Areas is included in the Villa Rica Comp Plan⁴ as follows: \$4,000,000 of local, state, and federal funds to implement the Villa Rica Master Trail Plan in 2019-2023 (new trails will transect both Target Areas); \$18,000 of local funds to develop a Master Plan for Fullerville in 2019-2020; \$200,000 of local funds to move/restore the Fullerville water tank in 2020; \$150,000 of local funds to relocate utilities at proposed round-a-bout on Rockmart Rd in 2020; \$100,000 of local funds to expand the Fullerville soccer complex in 2021-2023.
- **SCTTA:** Phase I and II ESAs will be conducted using EPA Brownfields Assessment grant funding. Douglas County has identified Department of Natural Resources (DNR) funding to be used for the park development and utilizing a portion of the wetland areas as potential wetland mitigation which would allow for another funding source that could be utilized.

1.c. ii. Use of Existing Infrastructure: Existing infrastructure, roads and utilities, will be reused for all Target Areas except Douglas County Target Area 2, where existing infrastructure will require extension to serve the redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2.a. Community Need

Table 1: Sensitive Populations in Douglas County Coalition Target Areas

Target Area	Population	% Minority	% Low-Income	% Female	% < 5 yrs	% > 65 yrs
Douglas County	138,283	55	35	52	7	10
DCTA 1	2,310	56*	39	55	5	9
DCTA 2	2,519	52	41	56	3	7
VRTA 1	1,146	32	54	53	3	11
VRTA 2	712	36	54	55	4	11
SCTTA	18	34	16	49	4	11

*Bold type indicates that percentage exceeds percentage for county.

2.a.i. The Community's Need for Funding: According to County Health Rankings⁶ for Douglas County, 81% of workers commute to work in their car alone, and of those, 53% have more than a 30-min

⁶ 2018 County Health Rankings. <http://www.countyhealthrankings.org>, University of Wisconsin. Nov 4, 2018.

commute. These percentages are higher than both state or national statistics. Other challenges to the local economy include 18%⁶ of households have severe housing problems⁷, and 35%¹ of the population is low-income.

2.a. ii. Threats to Sensitive Population: Table 1 provides the percentage of various sensitive populations in each Target Area compared to Douglas County as a whole.

(1) Health or Welfare of Sensitive Populations: Minorities, low-income households, females and senior citizens are disproportionately living in or near the Target Areas for the Douglas County Coalition. Identifying and addressing the petroleum and hazardous substances at brownfield sites will potentially lower the prevalence of adverse health conditions for these populations in (2) below.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: Females in Douglas County have a shorter life expectancy and a higher mortality rate than the state of Georgia or US. Additionally, in spite of exercising more and being less obese, they are more likely to develop lung cancer, breast cancer, diabetes, heart disease or cardiovascular disease. In spite of a lower rate of drinking, females in Douglas County have a higher rate of cirrhosis of the liver and other liver diseases than the rest of the state or the US.⁸ Since females are disproportionately represented in the Target Areas, identifying and addressing contamination at brownfield sites in the Target Areas will help to address to disproportionate health impacts to females in the County.

(3) Economically Impoverished/Disproportionately Impacted Populations: The Environmental Justice (EJ) Indices for each Target Area indicate concerns which could be deemed excessive. (To calculate a single EJ Index, EPA's EJSCREEN software tool uses a formula to combine a single environmental factor with the demographic indicator.)

- In **DCTA 1**, low-income, minority populations are disproportionately impacted by PM2.5, Lead Paint Indicator (determined by the % of pre-1960s housing) and Wastewater Discharge Indicator (toxicity-based concentration/distance meters).¹ Easing traffic on US-78 by cleaning up sites to create small business parks will help alleviate some PM2.5 caused by heavy traffic. Bringing in newer, cleaner businesses will alleviate the Wastewater Discharge Indicator. Lead Paint Indicator in housing stock will be improved after new business starts to move in and employees demand newer quality homes.
- In **Douglas County**, 14%⁶ of low-income people do not live near a grocery store, negatively impacting nutrition for that population. The redevelopment of **DCTA 2** will alleviate that concern in that particular Target Area, which is planned as a Livable Center, is fully self-sufficient. In **DCTA 2**, low-income and minority populations are disproportionately impacted by PM2.5, National-Scale Air Toxics Assessment (NATA) Diesel PM ($\mu\text{g}/\text{m}^3$) and NATA Air Toxics Cancer Risk (risk per million).¹ Redevelopment of this 140-ac parcel will likely reduce all three of these EJ Indices by providing a buffer between GA-92 and residences and removing non-conforming land uses along GA-92.
- In **VRTA 1**, low-income and minority populations are disproportionately impacted by Traffic Proximity/Volume (daily traffic count/distance to road), Hazardous Waste Proximity (facility count/km distance) and Wastewater Discharge Indicator.¹ As this Target Area is transitioned into traditional neighborhood, the Waste Proximity and Wastewater Discharge Indicators will be reduced. Traffic Volume will be reduced as non-conforming uses are eliminated.
- In **VRTA 2**, low-income and minority populations are disproportionately impacted by Traffic Proximity and Volume, Lead Paint Indicator and Wastewater Discharge Indicator.¹ As this Target Area

⁷ Percentage of households with at least 1 of 4 housing problems: overcrowding, high housing costs, or lack of kitchen or plumbing facilities.

⁸ Institute for Health Metrics and Evaluation. County Profile: Douglas County, GA, 2016.

is redeveloped, these hazards will be eliminated with new workforce housing, the addition of bike paths, and fewer wastewater discharges.

- In the **SCTTA**, low-income and minority populations are disproportionately impacted only by Traffic Proximity and Volume. Because of the remoteness of the site, other EJ Indices are in the lower percentiles for the state, EPA Region and US.

2.b. Community Engagement i. Community Involvement. The Douglas County Coalition Members will participate in project status calls on a monthly basis, or more frequently as needed. The Coalition has 12 Community Partners, 7 of whom are in Table 2 below.

Table 2: Douglas County Coalition Community Partners

Organization	Contact/ Contact Info	Role in Decision-Making, Site Selection or Redevelopment
Cobb & Douglas County Public Health	Dr Romona Jackson-Jones (Chairwoman) Douglas County Board of Commissioners 8700 Hospital Drive, Douglasville, GA rjacksonjones@co.douglas.ga.us	Assist with site prioritization for cleanup planning
Ayres Realty Company (Res. Real Estate)	Beth Ayers, Owner (770) 571-2144; bethayres@gmail.com	Assist with site selection & advertising for workforce housing
Douglas County Chamber of Commerce	Sara Ray (President and CEO) ray@douglascountygeorgia.com	Advertise sites for redevelopment; collect community feedback on redevelopment
Grace Presbyterian Church	Joe Fowler, Pastor, 770-920-2001	Collect community feedback re: redevelopment and impacts
Georgia Power	Odessa Archibald - Area Manager Metro West Region 770-745-2501 oarchiba@southernco.com	Advise on site selection of power exps for data storage and distribution center exps
The Watson Foundation	Larry Watson, Executive Director lwatsonwtf@gmail.com	Collect community feedback, assist with site selection for housing.
Atlanta Regional Commission	Allison Duncan, Senior Planner 229 Peachtree Street, Atlanta, GA 470-378-1575 aduncan@atlantaregional.org	Enhance brownfield site locations with regional trails / scenic highway designation.

2.b. ii. Incorporating Community Input: After the grant funds are awarded, community feedback will be central in determining the sites to be assessed, cleanup planning, future use and the redevelopment process. Public meetings will be held in the City of Villa Rica and the Douglas County offices on an alternating basis. The plan for disseminating information and soliciting feedback includes:

- Public Service Announcements (PSAs) placed in the Douglas County Sentinel and the Villa Rican and aired on local radio station WDCY (AM 1520) and WCKS KISS (FM 102.7)
- Monthly progress updates on Douglas County and City of Villa Rica websites; responses to questions and comments provided in next monthly website and print media update.
- Phase I and II ESAs, Cleanup Plans placed in public libraries in Douglasville and Villa Rica.
- Southern Conservation Trust newsletter.
- Informational brochures available at Douglas County offices, Villa Rica City Hall, and various public venues.

The Douglas County Coalition will host a meeting of its Community and Coalition Partners (Partners Meeting) on a bi-monthly basis and will also conduct semi-annual public meetings alternating venues between Douglas County offices and the Villa Rica City Hall. The meetings will be held in the late afternoon to accommodate the schedules of the working public. The meetings will be a forum for updating the community on progress and to solicit comments regarding progress and process. Questions and feedback will be documented and either answered during the meeting or in the next monthly media update. The Douglas County Coalition will work to accommodate those with special needs so that they may participate in the meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS 3.a.

Description of Tasks and Activities 3.a.i. Project Implementation: Douglas County will select a qualified environmental contractor by soliciting proposals from qualified firms based on the requirements of competitive procurement standards in 2 CFR 200.317-326. The proposals will be reviewed by a committee with a scoring system agreed upon ahead of time. After the committee makes its selection, a recommendation will be made to Douglas County Board of Commissioners to retain the firm. A contract with the winning firm will be executed.

The initial inventory of 20 sites will be prioritized based on potential threat to human health which will be determined by the number of people living within a ¼ mile radius of the site, the toxicity of the potential contaminants, and if there is a prospective purchaser for the site. The County has obtained site access agreements to the 4 priority properties. The Brownfields Project Manager will contact the owners of other inventoried sites to obtain site access. The opportunity for enrolling new sites in the brownfields program will also be encouraged when nuisance letters are sent out to property owners who are in violation of County ordinances. The County is prepared to have 35% of the assessment funds expended in the first 18 months of the project.

3.a.ii Task/Activity Lead: Douglas County will be the Lead Agency for the Douglas County Coalition Project. The County has managed multi-million-dollar federal grants and has the staff and experience to manage an EPA Brownfields Assessment grant of this size. The County will coordinate site-selection, cleanup decisions with its Coalition and Community Partners.

3.b. Cost Estimates and Outputs 3.b.i. Cost Estimates: The Douglas County Coalition will spread funds between 5 tasks: 1) Area-Wide Planning, 2) ESAs and Quality Assurance Project Plan (QAPP), 3) Cleanup Planning, 4) Community Outreach, and 5) Program Management.

- **Area-Wide Planning: Personnel:** \$16,800 - 336 hrs @ \$50/hr; (Brownfields Project Director avg rate \$50/hr for 56 hr/quarter (qtr) for first 6 qtrs) Coordinate with partners and community to identify potential future uses for brownfield properties). **Total: \$16,800**
- **ESAs/QAPP Preparation: Personnel:** \$16,800 - 336 hrs @ \$50/hr; (28 hr/qtr) Oversee site eligibility, access agreements, Phase I/II ESAs prior to submittal. **Equipment:** \$6,000 Survey equipment for use during site visits. **Contractual:** \$426,800; (1 Generic QAPP = \$5,000; site eligibility 30@\$250 = \$7,500; access agreements – 30@\$450 = \$13,500; Standard Phase I ESAs 30@\$3,700 = \$111,000; Large Parcel Phase I ESAs 5@\$10,000 = \$50,000; Site Specific Addendums to QAPP 11@\$1,600 = \$17,600; Phase II ESAs 11@\$20,200 = ~\$222,200). **Total: \$449,600**
- **Cleanup Planning: Contractual:** \$23,600; (Analysis of Brownfields Cleanup Alternatives (ABCAs) 7@\$3,370 = ~ \$23,600). **Total: \$23,600**

Table 3: Douglas County Coalition Assessment Budget

Budget Categories		Project Tasks					
		Area-Wide Planning	ESAs/QAPP	Cleanup Plans	Comm. Outreach	Program Mgmt.	Total
Personnel	HS	\$11,200	\$11,200		\$11,200	\$11,200	\$44,800
	Pet	\$5,600	\$5,600		\$5,600	\$5,600	\$22,400
Fringe Benefits	HS						In Kind
	Pet						In Kind
Travel	HS					\$3,500	\$3,500
	Pet					\$2,000	\$2,000
Equipment	HS		\$4,000		\$1,000		\$5,000
	Pet		\$2,000		\$500		\$2,500
Supplies	HS						In Kind
	Pet						In Kind
Contractual	HS		\$284,500	\$15,700	\$20,600	\$19,000	\$339,800
	Pet		\$142,300	\$7,900	\$10,300	\$9,500	\$170,000
Other:	HS						\$0
	Pet						\$0
Total	HS	\$11,200	\$299,700	\$15,700	\$32,800	\$33,700	\$393,100
	Pet	\$5,600	\$149,900	\$7,900	\$16,400	\$17,100	\$196,900
Total Direct Costs		\$16,800	\$449,600	\$23,600	\$49,200	\$50,800	\$590,000
Indirect Costs					\$5,000	\$5,000	\$10,000
Total Budget		\$16,800	\$449,600	\$23,600	\$54,200	\$55,800	\$600,000

HS – Hazardous substances; Pet - Petroleum

- **Community Engagement: Personnel:** \$16,800 - 336 hrs@\$50/hr; (28 hr/qtr) Work w/ contractor developing informational brochures, PSAs, website updates; public meeting materials. Attend Partners Meetings and semi-annual public meetings. **Equipment: \$1,500** - laptop to use at community meetings. **Contractual:** \$30,900; (Meeting Materials 6@\$500 = \$3,000; travel to and present at public meetings 6@\$4,650 = ~\$27,900). **Indirect:** \$5,000 - Admin assistance with meeting room arrangements, collecting RSVPs, ordering refreshments. **Total: \$54,200.**
- **Program Management: Personnel:** \$16,800 - 336@\$50/hr; (28 hr/qtr) Oversee qtrly reports and ACRES reporting. **Travel:** \$5,500 - 2 people traveling to one grantee training workshop and one National Brownfields Conference. (Per Person – Airfare - 2 tickets @\$500 = \$1,000; hotel - 5 nights @\$225/night = \$1,125; per diem and incidentals – 5 days @\$125/day = \$625). **Contractual:** \$28,500; (Qtrly Reports 12@ \$1,200 = \$14,400; update Assessment, Cleanup and Redevelopment Exchange System (ACRES) database 12@\$800 = \$9,600; prepare final report 1@\$4,500) **Indirect:** \$5,000 – Office overhead - timesheets, payroll, accounting. **Total: \$55,800.**

3. b. ii. Outputs. Deliverables for the project will be tracked in the Qtrly Reports submitted to EPA and published on the County's website. Properties cleared for redevelopment will be tracked on a Brownfield Program map that also advertises properties available to developers and prospective purchasers. Outputs that will be tracked include:

- QAPP approved
- # of access agreements signed
- # of Phase I ESAs completed
- # of Site-Specific Addendums approved
- # of Phase II ESAs completed
- # of community meetings held
- # of cleanup plans developed
- # of acres cleared for redevelopment
- # of properties redeveloped or in the process
- # of jobs created
- # of workforce housing units built

c. Measuring Environmental Results: The County will host a monthly update telephone call between Coalition Partners, contractor, EPA and GEPD to communicate project progress. Tracking of programmatic deliverables will be in the Qtrly Reports and in ACRES. The County will track acres cleared for redevelopment, properties being redeveloped, jobs, and housing.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE 4.a. Programmatic

Capability: 4.a.i. Organizational Structure: Ron Roberts, Douglas County Planning & Zoning Dept Mgr, will be Brownfields Project Director for the Douglas County Coalition Project. Mr Roberts has 22 yrs experience managing federal grants. Mr Roberts will be assisted by Kim Watters. Mr Roberts and his assistant are currently managing two Housing and Urban (HUD) grants. Decisions regarding site prioritization, selection, cleanup, future use will be made at scheduled Partners Meetings. Decisions will be made when a quorum is present in person or by phone for the meeting. A quorum will consist of all 3 Coalition Partners plus at least 3 of the Community Partners. 4.a. ii. Acquiring Additional Resources: The County has established relationships with a diverse set of Community Partners involved in our project who will provide input and resources on public health, real estate market, and tracking progress.

b. Past Performance and Accomplishments: 4.b.i. Currently has or Previously Received an EPA Brownfields Grant: Neither Douglas County, nor its Coalition Partners have ever received an EPA Brownfields Grant. 4.b. ii. Has Not Receive an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Information on recent grants received by the County is included Table 4. The County has never required or received corrective action for grant management issues.

Table 4: Grant Management History

Agency	Grant Year	Amount	Accomplishments	Complied with Grant Requirements	Final Report Accepted
FTA/ Rideshare/ Transp Svcs	Multi-year	\$2,291,560	Purchased vans, upgraded facilities, planning and on-board technology	Yes – active	Grant is active
FTA/ Rideshare/ Transp Svcs	Multi-year	\$1,386,148	Design / construction of transportation center expansion	Yes – active	Grant is active
ARC	Annual	\$87,184	Senior/disabled voucher program	Yes	Yes

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** County of Douglas

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

58-6000-818

*** c. Organizational DUNS:**

0653686980000

d. Address:

*** Street1:**

8700 Hospital Dr

Street2:

*** City:**

Douglasville

County/Parish:

Douglas

*** State:**

GA: Georgia

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

30134-2264

e. Organizational Unit:

Department Name:

Planning and Zoning

Division Name:

Developmental Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Ronald

Middle Name:

Marvin

*** Last Name:**

Roberts

Suffix:

Jr.

Title: Planning and Zoning Manager

Organizational Affiliation:

County Government

*** Telephone Number:**

678-838-2060

Fax Number:

*** Email:**

rroberts@co.douglas.ga.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

douglas county brownfield coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

GA-013

* b. Program/Project

GA-013

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

05/06/2019

* b. End Date:

05/06/2023

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	50,000.00
* f. Program Income	0.00
* g. TOTAL	650,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Ronald

Middle Name:

Marvin

* Last Name:

Roberts

Suffix:

Jr.

* Title:

Planning and Zoning Manager

* Telephone Number:

678-838-2060

Fax Number:

* Email:

rroberts@co.douglas.ga.us

* Signature of Authorized Representative:

Tiffany Stewart-Stanley

* Date Signed:

01/30/2019